



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
PECFA BUREAU
P. O. Box 8044
Madison, Wisconsin 53708-8044
TDD #: (608) 264-8777
<http://www.commerce.state.wi.us>
<http://www.wisconsin.gov>

Jim Doyle, Governor
Cory L. Nettles, Secretary

Wisconsin Department of Commerce Bureau of PECFA

Bid Document

SECTION 1 - Scope of Work:

The Bureau of PECFA is seeking competitive bids to perform remedial action services on a petroleum release from a regulated petroleum product storage tank system. This bid is through a specified work scope. The site upon which bids are being solicited is:

Bid Round Number: 28
Comm Number: 53005-4230-15-A
BRRTS Number: 03-68001519
Site Name: Sears Automotive/Sears Roebuck & Co
Site Address: 115 S Moorland Rd Brookfield WI

Project Manager: Linda Michalets
Project Manager address: 101 W Pleasant St Suite 100A Milwaukee WI 53212
Project Manager phone: 414-220-5376
Project Manager e-mail address lmichalets@commerce.state.wi.us

Bid Announcement Date	10/13/03
Questions or requests for information must be submitted in writing and received by:	10/27/03 4:00 PM
Responses to the questions will be posted (and if requested, sent in writing) by:	11/14/03
Bid End Date and Time:	11/28/03 by Noon

The case file including report(s) and other pertinent information upon which bids are being sought, and the qualified bid response, when determined, are available for inspection at:

Department of Commerce, 101 W Pleasant St Suite 100A, Milwaukee WI

Please contact the project manager listed above for an appointment.

Copies of report(s) and other pertinent information may be available for purchase at the location listed below. If pertinent information is not available, please contact the project manager.

Ikon Office Solutions, 205 E Wisconsin Ave Ste. 400, Milwaukee WI 53202

Phone: 414-276-7077

Fax: 414-276-7119

SECTION 2 – Site-Specific Bid Specification Requirements:

A) Project Manager Comments

1) General Comments:

The site is an auto repair facility in the Brookfield Square shopping mall. Gasoline fueling operations were conducted at the site from approximately 1966 to 1990. The five 6,000-gallon gasoline underground storage tanks and dispensers were removed in 1990. The product piping was abandoned in place, but later removed during soil excavation activities.

In mid-1994, 2,852 tons of soil was excavated from the former tank and dispensing island areas to depths of 12 to 15 feet below ground surface (bgs). Approximately 3,800 gallons of water was pumped from the excavation and disposed. Petroleum concentrations were detected in sidewall and bottom samples collected from the final excavation. The previous consultant calculated a geometric mean permeability of 4.9×10^{-8} cm/sec based upon data collected during remediation activities. Documentation for this calculation was not provided within the report. The consultant also described the soils encountered during excavation as reddish brown silty clay to depths of three to six feet bgs, underlain by gray, layered, silty clay to the base of the excavation. Sand lenses were also encountered.

A soil and groundwater investigation is required to determine the degree and extent of remaining impacts. Free product was observed in one boring (B-5) prior to soil excavation. The soil at this boring was excavated to groundwater depths. Elevated petroleum concentrations were detected in a water sample from boring B-3. No permanent monitoring wells were installed at this site. Water was reportedly encountered at 8 to almost 14 feet bgs in borings. The previous consultant estimated groundwater flow to the southeast.

Non-petroleum constituents were detected in earlier sampling at this site, as well as free product. If the additional activities at this site demonstrate that non-petroleum contamination or free product remains, the case file will be transferred to the Wisconsin Department of Natural Resources for regulatory oversight.

2) The following Environmental Factor(s) were identified in the Site Investigation Report for this site:

- ☐ Documented expansion of the plume margin.
- ☐ Verified contaminant concentrations in a private or public potable well that exceeds the preventive action limit established under ch. 160, Stats..
- ☐ Contamination within bedrock or within 1 meter of bedrock.
- ☐ Petroleum product that is not in the dissolved phase is present with a thickness of .01 feet or more, and verified by more than one sampling event.
- ☐ Documented contamination discharges to a surface water or wetland.

3) Minimum Remedial Requirements:

Goals of the additional work are to: 1) install six groundwater monitoring wells, assess the degree and extent of soil and groundwater impacts, and complete four

rounds of quarterly groundwater monitoring; 2) perform a preliminary evaluation to determine if the well network is adequate and if site jurisdiction is appropriate; 3) upon completion of monitoring, prepare and submit a report with conclusions and recommendations.

1. Advance six soil borings and convert them to groundwater monitoring wells. One well is to be installed in the former tank basin and the other five wells are to be positioned no more than 40 feet from the excavation boundaries. Specifically:
 - Locate one boring/well in the former tank basin, near boring B-5, to determine free product thickness or source area groundwater concentrations.
 - Locate one boring/well near boring B-3, where groundwater impacts had previously been observed.
 - Locate one boring/well north of the excavation area, the perceived upgradient direction.
 - Locate one boring/well east of the dispenser islands to determine impacts in this direction.
 - Locate one boring/well southeast of dispenser islands, near borings B-10 and B-11 to determine extent in this direction.
 - Locate one boring/well south-southeast of the former tank basin (south of boring B-2).
2. All soil borings will be continuously sampled from the surface downward, field-screened for volatile contamination and lithology recorded. Minimum depth of soil borings is to be 20 feet, but actual borings may be deeper as needed to define the vertical extent of contamination. (For the purpose of this bid, budget for maximum boring depth of 30 feet bgs.) Collect one soil sample from each boring for laboratory analysis of full volatile organic compounds (VOCs) from the zone of highest obvious contamination and one VOC soil sample from the end of the boring to document that the vertical extent has been delineated. If no contamination is evident in the borehole, collect only one soil sample at the bottom of the boring. Full VOC analysis of all soil samples is required because non-petroleum compounds were previously detected at the site. Your cost cap should include a cost estimate for PVOC soil analysis only, because only PVOC soil analysis will be PECFA eligible. You will need to provide documentation for the difference in cost between PVOC and VOC analysis at the time of claim review.

Monitoring wells must be installed and developed in accordance with NR 141, Wis. Adm. Code and should be screened across the water table, with 10-foot screens. Monitoring well ground surface and measuring point elevation must be surveyed relative to USGS datum for all wells.

Provide a cost estimate for four rounds of quarterly groundwater monitoring of all six wells for laboratory analysis of full VOCs and lead (filtered) in the first round, and PVOCs and lead in the following three rounds. Groundwater elevations must be measured in each well and a groundwater flow map generated for each sampling event. Wells containing free product should not

be sampled; instead, the product thickness should be measured and recorded. If non-petroleum concentrations are detected in the first round, full VOC analysis may be required on successive rounds. However, this analysis would not be PECFA-eligible. (Lead analysis will not be required in the last three rounds if it is not detected above its preventive action limit in the first round.).

3. After the second round of groundwater monitoring, submit a brief report of results and indicate whether additional groundwater monitoring points are needed to define the plume. If additional points are necessary, the Commerce hydrogeologist must approve funding for these activities. The report should also state whether free product or non-petroleum contamination is present. If either is present, the site would be transferred for WDNR oversight. Estimate preparation of a one to two page status report with soil and groundwater results, a site map and two groundwater flow maps.
4. After four rounds of monitoring, prepare a report documenting the additional work completed and include recommendations for what, if any, additional work will be required to meet closure criteria.

To save costs, only portions of the 1993 Simon Hydro-Search investigation report and 1997 Dames & Moore remediation report are at the copy shop (text, figures, tables and boring logs). The entire file can be viewed at the Milwaukee Commerce office.

B) Bidder's Strategy for Remedial Action

- 1) Identify the remedial strategy for a specified work scope.
- 2) Specifically describe what element of your proposed strategy will address the environmental factors/risk factors listed above. Also describe how, when, and why it will address them.
- 3) Provide a detailed description of the work to be performed. The description shall provide sufficient detail to establish that the proposed strategy will be successful in achieving a specified work scope identified above.
 - a) The detailed description may include, but is not limited to the following:
 - Technologies
 - Estimated years of operation
 - Estimated tons of soil
 - Approximate geometry/depth of excavation
 - Reporting details
 - Estimated years of monitoring
 - Frequency of sampling/number of wells/parameters
- 4) Specifically describe how you will address off-site contamination, if applicable.
- 5) Specifically describe how you will address any direct contact hazards, if applicable.

SECTION 3 - Conditions of Bid:

The successful bidder will be the entity that complies with all provisions of the bid specification and provides the lowest total cost, excluding interest and claim preparation costs, for the site-specific bid specification requirements described in Section 2. PECFA funding under s. 101.143, Stats., will terminate when the responsible agency determines that institutional controls and notices, if utilized, would achieve a closed remedial status. PECFA funding will terminate regardless of whether the responsible party or other properties accept an institutional control and notices as required under §NR 726 Wis. Admin. Code. In preparing the bid, the bidder must assume compliance with all applicable codes, including but not limited to §Comm 46, §Comm 47, and §NR 700 Wis. Admin. Codes.

The successful bidder will be determined based upon conformance to and competitiveness under the bid protocol. The first determination will be whether the bidder has complied with all provisions of the bid. These bids will be considered responsive. From the responsive bids, the lowest total cost bid with an approvable approach to a specified work scope will be determined. Claim preparation costs will not be a part of the cost cap established by this bid. These costs (\$500 maximum per claim submittal) are still eligible for PECFA reimbursement and Commerce encourages timely claim submittals at appropriate milestones. Therefore, bidding consultants should not include claim preparation costs in their bid responses.

The successful bid will be available to be viewed at the location identified in Section 1. If two or more bidders tie in the cost comparison, the bid with the lowest consulting cost will be used as the tiebreaker. All bid documents must be signed and sealed by a Professional Engineer, Professional Geologist, Hydrologist or Soil Scientist licensed by the State of Wisconsin Department of Regulation and Licensing.

The Department reserves the right to reject any and all bids that meet any of the following conditions:

- The Department believes the remedial strategy is not appropriate to a specific geologic setting.
- From the standpoint of program operations or regulatory responsibility, the Department determines it is in the best interest of the program to not accept any or all bids.

Any proposed technology or methods used in the remediation must be allowed for use in the State of Wisconsin and approvable by the Department with jurisdiction (Natural Resources or Commerce).

The name of the successful bidder, bid amount, proposed outcome and supporting documentation will be provided to the site claimant along with instructions to inform the PECFA program in writing of their intent to either:

- Use the lowest identified bidder or
- Use another service provider.

In either case, PECFA reimbursement is capped at the dollar amount of the successful bid.

A successful bid does not mean or guarantee that all costs in a resultant claim are eligible, reasonable, necessary or reimbursable under the PECFA program.

If a bidder fails to comply with a bid provision the bid response will be determined to be non-responsive. If the bid response is responsive, but not the lowest cost service provider with an appropriate approach, it will be determined to be “non-successful.” Non-responsive and non-successful bidders will not be individually informed of their failure to achieve compliance with the bid specifications or to be the lowest bidder.

The successful bidder may be required to provide input to, and attend a meeting with the PECFA program and the claimant to explain the bid and the remedial approach.

Appeals, by bidders, of decisions regarding complying bids or costs are not allowed, as they do not constitute claimant reimbursement decisions under the PECFA program.

In compliance with this invitation to bid and subject to all conditions thereof, the signatory agrees to the following:

- If the signatory's bid is determined to be successful, the signatory must, within 15 days of the Department's notification, contact the claimant and confirm that they will provide the remedial services at the cost described within the Bid Response.
- That for a period of 90 days, starting with the Department's notification to the claimant, the signatory will hold firm their commitment to provide the remedial services and prices set forth in the Bid Response.

Failure to abide with the conditions stated above may result in exclusion from future PECFA Public Bidding events.

Questions, answers and interpretations will be considered an amendment of this solicitation. All answers and interpretations shall be in writing from the Program Manager identified in Section 1 of this solicitation. Neither the program nor the Department shall be legally bound by any amendments or interpretations that are not in writing. Bidders are not to contact other personnel located within the Department of Commerce/Bureau of PECFA concerning the site or the bid solicitation between the Bid Announcement Date and Bid Ending Date. After the date by which questions must be submitted by, identified in Section 1, no further questions will be addressed.

A written response will be provided at: <http://www.commerce.state.wi.us/ER/ER-PECFA-SiteBidding.html> (and mailed to all requesters of the bid package who are not able to access the web site, and who therefore request written correspondence from the program contact).

SECTION 4 - Closure Specifications – If Applicable:

A bid submitted must provide the total cost, excluding interest but including all closure costs, for the remediation up to approval as a closed remedial action status identified below:

Unrestricted Closure
Closure with a NR 140 exemption
Closure with GIS Registry*
Closure with deed notice*
Closure with deed restriction*
Closure with NR 720.19 soil standards

Performance based NR 720.19 closure
Closure with site-specific conditions
Closure under NR 726.07
Closure under Comm 46/NR 746
Mass reduction

* **Note:** *PECFA funding under s. 101.143, Stats., will terminate when the responsible agency determines that institutional controls and notices, if utilized, would achieve a*

closed remedial status. PECFA funding will terminate regardless of whether the responsible party or other properties accept an institutional controls and notices as required under NR 726. PECFA eligible costs may include all closure costs, up to approval as a closed remedial action (i.e. monitoring well abandonment) that are otherwise eligible for reimbursement.

If the PECFA maximum award for the site/occurrence is not believed to be adequate to remediate the site/occurrence to a closed or no further remedial action status, that belief must be specifically noted in the bid and the remedial effort that will be achieved by the bid amount. For the purpose of the competitive bid the contaminant mass is determined to be: **Not Applicable**. The basis for specifying the progress shall be contaminant mass reduction and be based upon the mass reduction at the following points on the site:

Not Applicable

If the site is reasonably expected to exceed its cap under the PECFA program, bidders may propose mass reduction, the lowest bidder will be determined on the basis of a cost per mass reduction ratio. If some bidders propose mass reduction and others propose costs to bring the site to a closed remedial action or no further action status, selection will be from those bidders proposing a closed or no further action result.

SECTION 5 - Instructions to Bidders:

By submission of a bid, bidder agrees that during the period following issuance of this solicitation and prior to notification of successful bidder, bidders shall not discuss the bid or bid process except with the program contact designated in this solicitation. Bidders shall not discuss or attempt to negotiate with the claimant, other potential bidders or program staff any aspects of the bid without prior approval of the Project Manager specified. Infractions will result in rejection of the violator's bid and may also result in disqualification of the individual to provide bids and a formal complaint being lodged with the Department of Regulation and Licensing.

The bid submitted shall address all the site specific bid specification requirements identified in Section 2. The bid shall support in detail the strategy to achieve a specified work scope, or remedial mass reduction goal if applicable. A full remedial action plan is not required as part of the bid submittal. A full remedial action plan may be requested by the program.

If access to the site is necessary for the preparation of a bid, access shall be arranged through the Project Manager. If the Project Manager is not able to arrange site access, this fact will not delay the bid process or negate the comparison and potential selection from among the bids that are submitted. All costs associated with a site visit or preparation of a bid will be the responsibility of the bidder.

The Bid Process must conform to the following:

1. If applicable, the closed remedial or no further action status to be achieved must be stated using the options available from the list provided in Section 4.
2. Indicate in the Bid Response a contaminant mass reduction proposal if the PECFA maximum award is not believed to be adequate to remediate the site/occurrence.
3. The Bid Response shall address all the site specific bid specification requirements identified in Section 2 and shall support in sufficient detail and succinctly the remedial strategy.
4. The total cost (in dollars) to accomplish the stated remedial goal, including all fees, reporting cost, pre and post closure costs and costs for establishing restrictions or institutional controls but, excluding claim preparation costs, interest, and investigation costs.
5. The costs specified in #4 shall separately identify consulting (non-commodity) costs.
6. The submittal must include an original and two (2) copies of the Bid Response documents signed and sealed by a Professional Engineer, Professional Geologist, Hydrologist or Soil Scientist licensed by the State of Wisconsin. Include the appropriate registration number of the professional license.
7. Bids can not be "faxed" directly to the program. Documents received by fax will not be accepted or considered.
8. Bids, amendments thereto or withdrawal requests must be received by the time advertised for bid opening. It is the bidder's sole responsibility to insure that these documents are received by the contact at the time indicated in this solicitation document.
9. All specifications or descriptive papers provided with the bid submission must include the bidder's telephone number and Commerce number thereon. Identify the name of the consulting firm on the 1st Page of the Bid Response.
10. The Commerce Number must be on the outside of the envelope in which the bid is submitted. The Department assumes no responsibility for unmarked or improperly marked envelopes. All envelopes received showing a bid number will be placed directly under locked security until the date and time of opening. Include only one Bid Response (an original and two (2) copies) per envelope.
11. Correction of errors on the bid form: All prices and notations shall be printed in ink, typewritten or computer printed. Errors shall be crossed out, corrections entered and initialed by the person signing the bid. Erasures or use of correction fluid will be cause for rejection. No bid shall be altered or amended after the time specified for the bid end date.
12. Bidders are not to contact other personnel located within the Department of Commerce/Bureau of PECFA concerning the site or the bid solicitation between the Bid Announcement Date and Bid Ending Date.
13. Any proposed technology or methods used in the remediation must be allowed for use in the State of Wisconsin and approvable by the Department with jurisdiction (Natural Resources or Commerce).

14. From the standpoint of program operations or regulatory responsibility, the Department determines it is in the best interest of the program to not accept any or all bids.
15. If bidders consider the bid response to be proprietary information and exempt from disclosure, each part of the Bid Response must clearly marked *CONFIDENTIAL*. If any part is designated as confidential, there must be attached to that part an explanation of how the information is proprietary. The Department reserves the right to determine whether this information should be exempt from disclosure and no legal action may be brought against the State, Department or its agents for its determination in this regard.
16. The Bid Response must be appropriate to the site geologic setting.
17. Ambiguous bids, which are uncertain as to cost, time or compliance with this solicitation, will be rejected.
18. The Department reserves the right to reject any and all bids, and/or to cancel this solicitation at any time.
19. Each bidder shall fully acquaint itself with conditions relating to the scope and restrictions attending the execution of the work under the conditions of this solicitation. The failure or omission of a bidder to acquaint themselves with existing documented conditions shall in no way relieve any obligation with respect to this bid.
20. All amendments to and interpretations of this solicitation shall be in writing from the Project Manager. Neither the Department nor the program shall be legally bound by any amendment or interpretation that is not in writing.
21. This solicitation is intended to promote competition. If the language, specifications, terms and conditions, or any combination thereof restricts or limits the requirements in this solicitation to a single source, it shall be the responsibility of the interested bidders to notify the program in writing so as to be received five days prior to the opening date. The solicitation may or may not be changed but a review of such notification will be made prior to award.

BID RESPONSE
(1st Page)

Department of Commerce PECFA Program

SITE NAME: **Sears Automotive/Sears**
Roebuck & Co
COMMERCE NUMBER: **53005-4230-15**
BRRTS NUMBER: **03-68-001519**

Submit Bid To Cathy Voges
Department of Commerce PECFA Program
201 W Washington Ave, Madison WI 53703-2790 or
P.O. Box 8044, Madison WI 53708-8044

Bidder Company: _____
Bidder Address: _____

Telephone () - _____
Number:
Fax Number: () - _____
e-mail Address: _____

Bidder: (check one that applies):

_____	Professional Engineer	_____	License #
_____	Professional Geologist	_____	License #
_____	Hydrologist	_____	License #
_____	Soil Scientist	_____	License #

Seal

Signature: _____

I certify that I have the authority to commit my organization or firm to the performance of the bid I have submitted.

Print Name: _____

Title: _____

Total Bid Cost \$ _____

Total Consulting Cost (subpart of Total Bid) \$ _____

Personal information you provide may be used for secondary purposes [Privacy Law, s. 15.04(1)(m)].

BID RESPONSE

(2nd Page)

Department of Commerce PECFA Program

SITE NAME:	Sears Automotive/Sears Roebuck & Co
COMMERCE NUMBER:	53005-4230-15
BRRTS NUMBER:	03-68-001519

Consulting Firm phone number () ____ - ____

This response must address all of the site-specific specifications identified in Section 2, and shall support in detail the remedial strategy. Attach additional pages if necessary. *The Commerce Number and Consulting Firm telephone number must be included on all additional pages.*